

# TO LET

- One bedroom
- Ground floor flat
- Spacious living room
- Modern kitchen
- Modern bathroom
- Parking facilities
- Shared rear garden
- Close to shops, buses, station



Palmerston Crescent, Palmers Green, London, N13  
£1,400 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

# Palmerston Crescent, Palmers Green, London, N13

A well presented and unfurnished one bedroom converted ground floor flat with off street parking and a shared garden located on the ground floor of this Edwardian building.

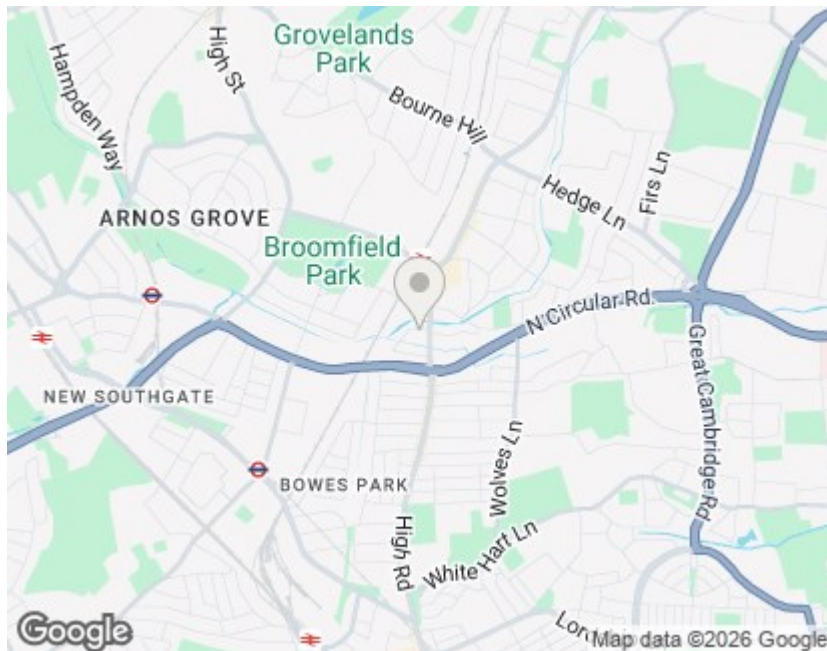
Located in a quiet residential turning off Green Lanes the property offers a wealth of shops, restaurants and is within a 10 mins walk to Broomfield Park and Palmers Green mainline station into Moorgate.

Secure communal entrance with entry phone system • Tiled hallway • Spacious and light living room with large bay window and wood floor • Modern fitted kitchen • Modern bathroom • Double bedroom with door to shared garden • Gas central heating • Double glazing • Parking space to front • Great road access into London via the A406 and A10.

Enfield council band C

5 weeks deposit £1615

Minimum annual household income to meet referencing criteria £42,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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